143.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,900 / 761,900
					USE VALUE:	761,900 / 761,900
					ASSESSED:	761,900 / 761,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONIS JOSEPH/SORICONE LISA
Owner 2:	
Owner 3:	
Street 1:	22 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FISK EDNA M & ROBERT G -
Owner 2:	-
Street 1:	22 STEVENS TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1938, having primarily Vinyl Exterior and 1478 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4720.000	312,600		449,300	761,900
Total Card	0.108	312,600		449,300	761,900
Total Parcel	0.108	312,600		449,300	761,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.49 /Parcel: 515.49

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 92526

GIS Ref

GIS Ref

Insp Date 04/20/18

Parcel ID 143.0-0002-0013.0

!11082!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,600	0	4,720.	449,300	761,900		Year end	12/23/2021
2021	101	FV	303,500	0	4,720.	449,300	752,800		Year End Roll	12/10/2020
2020	101	FV	303,500	0	4,720.	449,300	752,800	752,800	Year End Roll	12/18/2019
2019	101	FV	231,800	0	4,720.	421,200	653,000	653,000	Year End Roll	1/3/2019
2018	101	FV	231,800	0	4,720.	348,200	580,000	580,000	Year End Roll	12/20/2017
2017	101	FV	231,800	0	4,720.	320,100	551,900	551,900	Year End Roll	1/3/2017
2016	101	FV	231,800	0	4,720.	292,000	523,800	523,800	Year End	1/4/2016
2015	101	FV	222,300	0	4,720.	286,400	508,700	508,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:52:17

LAST REV

Date	Time
05/14/18	10:46:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11082

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FISK EDNA M & R	1239-116		7/10/2001	Family	437,000	No	No		
	905-27		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	92526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	Meas/Inspect	CC	Chris C
2/3/2009	Measured	372	PATRIOT
11/21/2008	Meas/Inspect	201	PATRIOT
12/5/2001	MLS	MM	Mary M
4/24/2000	Inspected	263	PATRIOT
12/20/1999	Missed Appt.	276	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4720		Sq. Ft.	Site		0	80.	1.19	9									449,280						449,300	

Total AC/HA:	0.10836	Total SF/SM:	4720	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,280	Spl Credit		Total:	449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	188.981
Other Features:	73250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452989
Depreciation:	140427
Depreciated Total:	312562

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

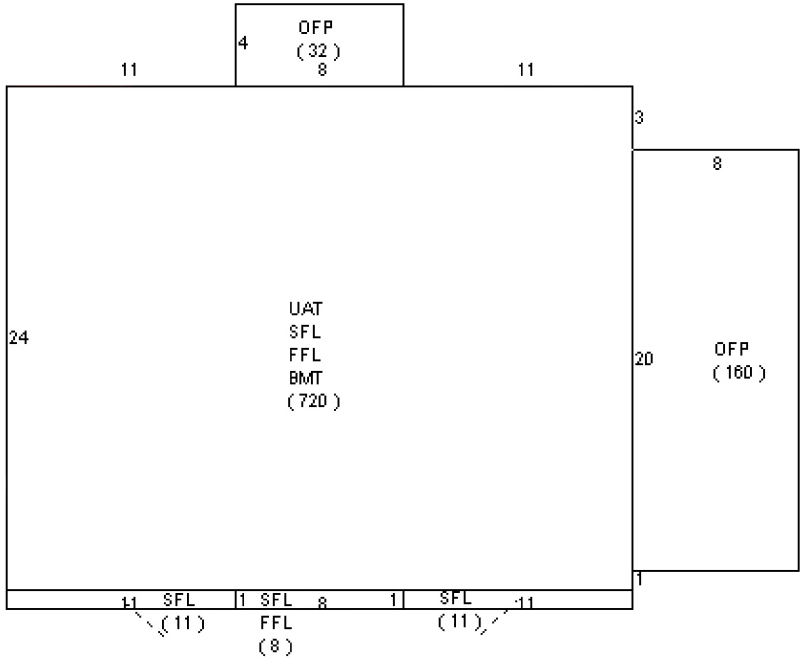
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	207.88
Special Features:	0	Val/Su Net:	121.63
Final Total:	312600	Val/Su SzAd	211.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	750	188.980	141,736
FFL	First Floor	728	188.980	137,578
BMT	Basement	720	56.690	40,820
OFP	Open Porch	192	25.090	4,818
UAT	Upper Attic	180	75.590	13,607

Net Sketched Area: 2,570 | Total: 338,559

Size Ad 1478 | Gross Area 3110 | FinArea 1478

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

143.0-0002-0013.0

IMAGE

AssessPro Patriot Properties, Inc